001.0	0001	0035.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,094,800 /	1,094,800
USE VALUE:	1,094,800 /	1,094,800
ASSESSED:	1,094,800 /	1,094,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGARIS PETER & CHRISOULA
Owner 2:	
Owner 3:	
Street 1:	80 RICHMOND RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1909, having primarily Vinyl Exterior and 4026 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5000.000	636,100	2,700	456,000	1,094,800
Total Card	0.115	636,100	2,700	456,000	1,094,800
Total Parcel	0.115	636,100	2,700	456,000	1,094,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.93 | /Parcel: 271.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	368
GIS Ref	
GIS Ref	
Insp Date	08/26/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0035.0

!35!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	602,400	2700	5,000.	456,000	1,061,100	1,061,100	Year End Roll	12/18/2019
2019	111	FV	511,300	2700	5,000.	484,500	998,500	998,500	Year End Roll	1/3/2019
2018	111	FV	511,300	2700	5,000.	353,400	867,400	867,400	Year End Roll	12/20/2017
2017	111	FV	450,700	2700	5,000.	307,800	761,200	761,200	Year End Roll	1/3/2017
2016	111	FV	450,700	2700	5,000.	262,200	715,600	715,600	Year End	1/4/2016
2015	111	FV	405,800	2700	5,000.	256,500	665,000	665,000	Year End Roll	12/11/2014
2014	111	FV	405,800	2700	5,000.	210,900	619,400	619,400	Year End Roll	12/16/2013
2013	111	FV	405,800	2700	5,000.	200,600	609,100	609,100		12/13/2012

PRINT

Date	Time
12/10/20	15:55:46

LAST REV

Date	Time
09/13/17	14:58:49
apro	

USER DEFINED

Prior Id # 1:	368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 35

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12418-670		4/24/1973		49,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/18/2009	Measured	345	PATRIOT
9/20/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	111	Apts. 4-8	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	3 - 3 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.91080475
Const Adj.:	1.01989794
Adj $ / SQ:	130.050
Other Features:	193000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	781410
Depreciation:	145342
Depreciated Total:	636067

COMMENTS

4 METERS, 4 FAMILIES, 3 HEATING SYSTEMS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 6			Baths: 4				HB		

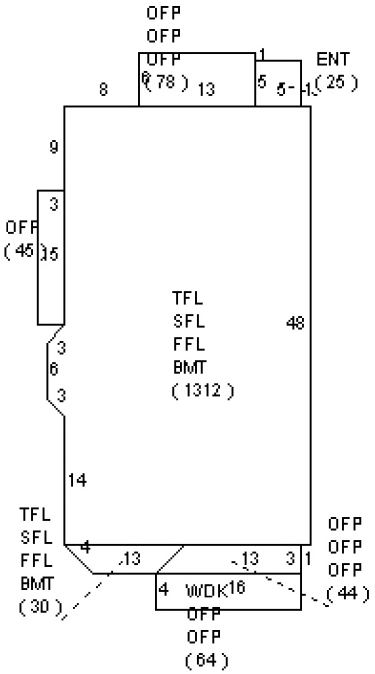
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
2	3	1	M
Totals			
4	16	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,342	39.010	52,358
FFL	First Floor	1,342	130.050	174,527
SFL	Second Floor	1,342	130.050	174,527
TFL	Third Floor	1,342	130.050	174,527
OFP	Open Porch	539	19.950	10,753
WDK	Deck	64	16.320	1,044
ENT	ENTRY	25	26.930	673

Net Sketched Area:	5,996			Total:	588,409
Size Ad	4026	Gross Are	5996	FinArea	4026

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.05
Special Features:	0	Val/Su Net:	106.09
Final Total:	636100	Val/Su SzAd	158.00

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0035.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X18	P	FR	1925	17.38	T	50	111			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:	Total: 2,700